

Chairman Robert S. Knox called to order a meeting of the North Scituate District Review Committee (VDRC) on May 16, 2013 at 7:00 p.m. Members present were Sacha Anthony Hummel, Norma Knox and Michael Charland. Mark Laprade was absent.

Motion was made by Sacha Anthony Hummel and seconded by Norma Knox to accept the minutes of April 18, 2013, unanimously voted to accept.

APPLICATIONS

Dr. Sharon E. O'Neil DBA Scituate Animal Hospital-561 West Greenville Road-Plat 16 Lot 74-Remodel/Renovate & Expand existing veterinary center. The applicant and her husband were present at the meeting. Chairman Knox stated that the scale is off on the provide plans. The addition amounts are as follows; lower level two thousand six hundred and seventeen (2,617) square feet. The first floor amount is three thousand fifty-one (3,051) square feet. In the diagrams presented the southwest perspective will be the view seen from West Greenville Road. Sacha Anthony Hummel asked if the animal hospital will remain open during construction. Dr. O'Neil stated that yes the will remain open and once the first phase of the project is completed they will moved into that and then work will be done to the original building. The projected ground breaking time frame is as soon as all approvals are given. Michael Charland asked about any new signage. Dr. O'Neil stated that for now they will be keeping the signage that is currently up. Michael also suggested removing the bricks on the front entrance and put up vinyl siding, to

match the rest of the building material. He also questioned the look of the front door. If the applicant was going with an industrial style door, he suggested making it look more “village” like, for example to have a panel style door. Dr. O’Neil stated that there will be no outside kennel and the architectural design was done by a veterinarian architect. He designed the building to make it more sound proof.

Motion was made by Norma Knox and seconded by Michael Charland to accept the application as presented with the following conditions; Siding will be done with synthetic clapboards, railings will be made of composite materials, roof shingles will be architectural shingles, doors will have a panel look to them and the front window will be a large window pane. The parking lot design presented shows nineteen (19) spaces. The committee recommends fourteen (14) to fifteen (15) spaces, leaving room for additional “green” spaces between parking areas. By doing the parking lot this way, the parking lot will not be a massive area of pavement. Any new signage and lighting designs will need approval, so the applicant must return to the committee for these approvals, unanimously approved.

OLD BUSINESS

A motion was made by Michael Charland and seconded by Sacha Anthony Hummel, unanimously voted to send a letter to the Building Official, David Provonsil, and carbon copies to the Zoning Board and Town Clerk regarding the following ongoing violations;

169 Danielson Pike (Charmed and Dangerous)- The applicant still has not complied with the approved front door side panels. The

committee is wondering if the applicant still has a temporary certificate of occupancy.

90 DanielsonPike (Enza's)- The applicant still has not complied with the approved parking lot design. The property still has pavement in front of the building, this area was to have two (2) cobblestone tire tracks to get to new parking area.

623 West Greenville Road (North Scituate Baptist Church)- The parking area, which was supposed to be taken out and grass planted, has gravel material which was added and now has two (2) sections of fence added. The committee feels that the addition of the fence is again defining this area as a parking lot. The committee is questioning what if anything was done with the bond that was necessary at the start of this project.

NEW BUSINESS

Sacha Anthony Hummel commented on the vinyl canvas banner that is placed over the sign advertising Sandy's Specialties. His concerns are that it's not ecstastically pleasing to the other signs in the village and that it is not properly secured.

The committee members were also informed that the "Village Tavern" sign is still pending approval from the Zoning Board.

ADJOURNMENT

Motion was made by Michael Charland and seconded by Sacha Anthony Hummel to adjourn at 7:50 p.m., unanimously voted to accept.

Respectfully submitted,

Kathleen E. Blaine